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☐ Individual appearing without attorney

☒ [Proposed] Attorney for: David K. Gottlieb, Ch 7 Trustee

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA – SAN FERNANDO VALLEY DIVISION

In re:

BOAZ SHAMAM,

Debtor.

CASE NO.: 1:11-bk-19995-VK

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: February 6, 2013

Time: 2:00 p.m.

Location: U.S. Bankruptcy Court, Courtroom 301, 21041 Burbank Blvd., Woodland Hills, CA 91367

Type of Sale: ☒ Public ☐ Private

Last date to file objections: January 23, 2013

Description of property to be sold: Interest of the Trustee in the following: the Debtor's 13.84% interest in Good Land Partners, L.P., which owns 8.67 acres of vacant land in Kern County, CA (APN 251-071-08); the Debtor's 45.56% interest in D & B Real Estate Corp., which owns 2.59 acres of vacant land in Kern County, CA (APN 472-062-03); the Debtor's interest in five (5) acres of vacant land in Kern County, CA (APN 374-240-08); the Debtor's possible community property interest as to contributions only in 6550 Hanna Avenue, Woodland Hills, CA

Terms and conditions of sale: Subject to liens, claims, encumbrances and/or interests

Proposed sale price: \$35,000.00

Overbid procedure (if any): To qualify to overbid, interested parties must provide the Trustee with a cashier's check in the amount of \$40,000.00, made payable to "David K. Gottlieb, Chapter 7 Trustee" at the hearing on the Motion. The initial overbid will be \$40,000.00. Subsequent overbids may be made in increments of \$2,000.00.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):

Elizabeth Jiang, Esq.
ejiang@sulmeyerlaw.com
SulmeyerKupetz, A Professional Corporation
333 S. Hope St., 35th Floor
Los Angeles, CA 90071-1406
Telephone: (213) 626-2311
Facsimile: (213) 629-4520

DATED: January 15, 2013

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
333 South Hope Street, Thirty-Fifth Floor, Los Angeles, California 90071-1406.

A true and correct copy of the foregoing document entitled: "**NOTICE OF SALE OF ESTATE PROPERTY**" will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On January 15, 2013, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

➤ Michael W. Aiken — BMW Financial Services NA, LLC	MAiken@NBSDefaultServices.com
➤ Michael G. D'Alba — Donald Motzkin	mgd@dgdk.com
	DanningGill@gmail.com
➤ Howard M. Ehrenberg — Trustee David Gottlieb	hehrenberg@sulmeyerlaw.com
➤ Bruce Ficht — Debtor	bfattorney@yahoo.com
➤ David K. Gottlieb, Chapter 7 Trustee	dkgtrustee@crowehorwath.com
	dgottlieb@ecf.epiqsystems.com
	renee.johnson@crowehorwath.com
➤ Eric P. Israel — Courtesy NEF	eisrael@dgdk.com
	danninggill@gmail.com
➤ Tom R. Normandin — BMW Bank of North America	tnormandin@pnbd.com
➤ Ramesh Singh — Courtesy NEF	claims@recoverycorp.com
➤ U.S. Trustee (SV)	ustpreion16.wh.ecf@usdoj.gov
➤ Gilbert B. Weisman — American Express Bank FSB	notices@becket-lee.com

☐ Service information continued on attached page.

2. SERVED BY UNITED STATES MAIL: On January 15, 2013, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

The Honorable Victoria S. Kaufman, U.S. Bankruptcy Court
21041 Burbank Blvd., Suite 354, Woodland Hills, CA 91367

☐ Service information continued on attached page.

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

January 15, 2013	Kathleen Fox	Kathleen Fox
<u>Date</u>	<u>Printed Name</u>	<u>Signature</u>

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.